



CITY OF KINGSLAND, GEORGIA

PLANNING AND ZONING

AGENDA • JULY 6, 2020

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER

Bryant Shepard
Farran Fullilove
Matt Garner
Troy Hoper
Fyrth Morris
Mr. Eric Snook

Chairman
Vice Chairman
Board Member
Board Member
Board Member
Board Member

II. APPROVE MINUTES FROM LAST MEETING

III. OLD BUSINESS

1. Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd. -
Rezoning of 1 Parcel on Harrietts Bluff Rd. (093 017A)

Woodbine Fresh Farms, LLC has applied for a rezoning of 1 parcel totaling approx. 3.19 acres located east of I-95 North at 1801 Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed RV Park. The current zoning of parcel 093 017A is I-L (light Industrial) with an existing warehouse building on the property. The applicant also owns the adjoining parcel 093 017C containing 2.19 acres which will be used for the development as well. This parcel is already zoned C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned C-4.

Current Zoning: I-L

Staff recommends approval.

IV. AGENDA ITEMS

1. Residential Business-Theresa Freeman-324 Woodbridge Rd. -

Residential Business application for 324 Woodbridge Rd., Map & Parcel 082R 011

Theresa Freeman has filed a Residential Business application for "T. Reichert Photography". The purpose of the business will be for photography and to specialize in Fine Art Maternity and Newborn to First Year pictures. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO.

Zoning is R-1

Staff recommends approval.

2. Variance-Richard Tiedemann- 234 Creekwood Dr. -

Variance for 234 Creekwood Dr. Map & Parcel 082G 018

The applicant, Richard Tiedemann is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their boat and trailer in the front yard of the home. The topography and side setbacks of the lot prohibits the applicant from being able to store the boat in the side yard or backyard which is required under the current ordinance.

Zoning is R-1

Staff does not recommend approval of the variance request.

V. ADJOURNMENT



Planning and Zoning

105 South Lee Street
Kingsland, GA 31548

TABLED

AGENDA ITEM (ID # 3096)

Meeting: 07/06/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3096

Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.

Rezoning of 1 Parcel on Harrietts Bluff Rd. (093 017A)

Woodbine Fresh Farms, LLC has applied for a rezoning of 1 parcel totaling approx. 3.19 acres located east of I-95 North at 1801 Harrietts Bluff Rd. The purpose of the re-zone request is for a proposed RV Park. The current zoning of parcel 093 017A is I-L (light Industrial) with an existing warehouse building on the property. The applicant also owns the adjoining parcel 093 017C containing 2.19 acres which will be used for the development as well. This parcel is already zoned C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned C-4.

Current Zoning: I-L

Staff recommends approval.

HISTORY:

06/01/20 Planning and Zoning DEFERRED

Next: 07/06/20

No one was present to represent the applicant.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2020

City Council Meeting Date: July 13, 2020

Agenda Item: Rezoning of 1 Parcel on Harrietts Bluff Rd. (093 017A)

Background:

Woodbine Fresh Farms, LLC has applied for a rezoning of 1 parcels totaling approx. 3.19 acres located east of I-95 North at 1801 Harrietts Bluff Rd. The purpose of the rezone request is for a proposed RV Park. The current zoning of parcel 093 017A is I-L (Light Industrial) with an existing warehouse building on the property. The applicant also owns the adjoining parcel 093 017C containing 2.19 acres which will be used for the development as well. This parcel is already zoned C-4 (Interchange Commercial) and is currently an undeveloped parcel. A majority of the city and county parcels in the surrounding area are zoned C-4.

Current Zoning: I-L

Summary:

This area of Harrietts Bluff Rd. continues to be developed for commercial and industrial businesses and this proposed development will be consistent with the landscape of the area. The applicant's proposed RV Park development would require a zoning of parcel 093 017A to C-4 (Interchange Commercial).

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends approval

Scott L. Kimball
Planning Director

200164

CITY OF KINGSLAND ZONING APPLICATION

Please attach to this application a plot plan/survey showing the location and dimensions of the property to be rezoned. Also attach a list of surrounding land owners (names and addresses). Please further attach the appropriate fee for this request (fee schedule attached). If paid by check make payable to "City of Kingsland".

REQUEST

EXISTING ZONING <u>I-L</u>	EXISTING USE <u>Warehouse</u>
REQUESTED ZONING <u>C-ED</u>	REQUESTED USE <u>RV Park</u>

PROPERTY OWNER(S)

Name(s) Woodbine Fresh Farms, LLC

Address 304 North Sweetwater Cove Boulevard - Longwood, FL 32779

Phone No. _____ **(Work and/or home); Fax No.** _____

☐ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☒ Corporation
☐ Association

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

GENERAL INFORMATION

Location or Legal Property Description: NE Quardant of I-95 and Harriets Bluff Road

Property Address: 1801 Harriets Bluff Road

Tax Map Reference Number Parcel 093 017A **Zoning Map** _____

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harriets Bluff Rd.)
 Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harriets Bluff Rd.)

City of Kingsland Zoning Application
Page Two

Property Size 3.19 acres Property Frontage Private Rd. Feet

Check One: ☒ Paved Road or ☐ Unpaved
☒ Public Water or ☐ Individual Well
☒ Public Sewer or ☐ Individual Septic Tank

REASON FOR REQUEST

Would be in harmony with the character of the neighborhood because RV parks are
consistent with freeway interchanges. All surrounding parcels
are commercially zoned.

Would not be detrimental to property or persons in the area because Project will
not create significant traffic or other impacts on the
surrounding property.

Other
Comments: _____

DISCLOSURE

Identify all members of the City Council of the City of Kingsland, City of Kingsland Planning Commission and Employees of the City of Kingsland Community Development who

- (1) Have a property interest in the real property affected by this request
- _____
- (2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request
- _____

City of Kingsland Zoning Application
Page Four

at their meeting of June 15th, 2020, at 6:00 P.M. in the Council
Chambers of Kingsland City Hall, 107 S. Lee St., Kingsland, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee for rezoning received from Chris Amos / Repr.
in the amount of \$ 625.00.

City of Kingsland

BY: [Signature]
Planning & Zoning Administrator

Date: 5/12/2020

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

ZONING/REZONING FEE SCHEDULE

REZONING: Any single-family residential use, or other uses not listed below - \$125.00

<u>Land Area Involved</u>	<u>Commercial/Industrial/PD</u>	<u>Multi-family</u>
0 → 19,999 Sq. Feet	\$175.00	\$150.00
20,000 → 49,999 Sq. Feet	\$200.00	\$175.00
50,000 → 74,999 Sq. Feet	\$225.00	\$200.00
75,000 → 99,999 Sq. Feet	\$275.00	\$225.00
100,000→149,999 Sq. Feet	\$350.00	\$275.00
150,000→199,999 Sq. Feet	\$400.00	\$350.00
200,000→299,999 Sq. Feet	\$450.00	\$400.00
Over 300,000 Sq. Feet	\$600.00	\$450.00

City of Kingsland Community Development Department
Planning and Zoning Division

Attachment: June 2020-Rezonina-Woodbine Fresh Farms. LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms. LLC-Harrietts Bluff Rd.)
Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

AGENT AUTHORIZATION FORM

Ownership Certification

State of Georgia
County of Camden

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Kingsland Planning Commission dated May 12, 2020, by virtue of a deed dated September 29, 2017, on file in the Office of the Clerk of Superior Court, Camden County, in Deed Book 1885, Page 569.

Warren Hickernell

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name



Owner's Signature Date: 5-12-20

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize Chris Amos to act as Agent in submitting and representing the above identified application in my/our behalf.



Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Authorized Agent's Name-Printed


Authorized Agent's Signature

05-12-20
Date

Planning and Zoning

Received by: _____ Date: _____

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
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Po Box 250/105 W. William Avenue
Kingsland, GA 31548

REZONE PERMIT

THIS FORM WAS PRINTED ON: 5/12/2020

PERMIT #: 200164

DATE ISSUED: 5/12/2020

PROJECT ADDRESS: 1801 HARRIETTS BLUFF RD
PARCEL ID:
SUBDIVISION:

LOT #:
BLK #:
ZONING:

ISSUED TO: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE BLVD
CITY: LONGWOOD
STATE: FL
ZIP: 32779
PHONE:

CONTRACTOR: WOODBINE FRESH FARMS LLC
ADDRESS: 304 N SWEETWATER COVE BLVD
CITY: LONGWOOD
ST: FL
ZIP: 32779
PHONE:

PROP. USE: REZONING
WORK: \$ 1.00
VALUATION:
WORK CLASS:

SQ FT: 0.00
OCCP TYPE:
CNST TYPE:

COPY MADE

FEE CODE	DESCRIPTION	AMOUNT
REZ05	REZONE COM/IND/PD 100000-149999	\$ 350.00
TOTAL		\$ 350.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

DATE

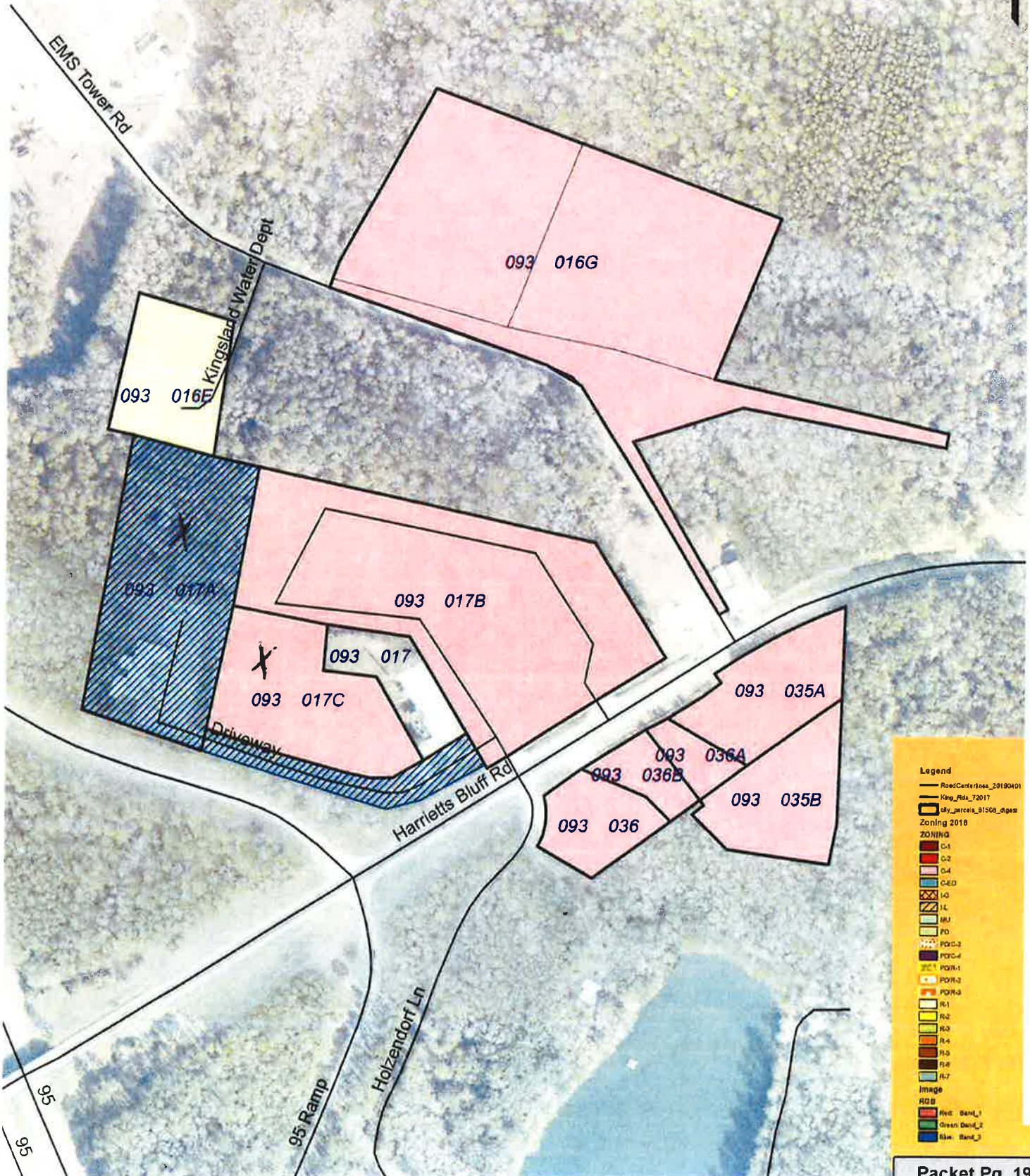
Natasha W. W. W.
(APPROVED BY)

5/12/20
DATE

Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

City Of Kingsland Zoning

3.1.a



Attachment: June 2020-Rezoning-Woodbine Fresh Farms, LLC-Revised (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)
Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

Parcel ID	093017A	Owner	WOODBINE FRESH FARMS LLC	Last 2 Sales			
Class Code	Commercial		304 NORTH SWEETWATER COVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		BOULEVARD	9/29/2017	\$245000	AL	U
	KINGSLAND		LONGWOOD FL 32779	5/5/2015	\$219000	FC	U
Acres	3.19	Physical Address	1801 HARRIETTS BLUFF RD				
		Assessed Value	Value \$256471				

(Note: Not to be used on legal documents)

Date created: 6/24/2020

Last Data Uploaded: 6/24/2020 7:39:28 AM

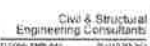
Developed by Schneider GEOSPATIAL



DATE	2020.09.20
FILE NO.	2020.09.20
ITEM	2020.09.20
APPROVED	2020.09.20
CHECKED	2020.09.20
DRAWN BY	2020.09.20

PROJECT LOCATION: KINGSLAND, GEORGIA
PREPARED FOR: WOODBINE FRESH FARMS, LLC

EXISTING CONDITIONS & DEMOLITION PLAN

[illegible]



Attachment: July 2020-Rezoning-Woodbine Fresh Farms, LLC (3096 : Rezoning-Woodbine Fresh Farms, LLC-Harrietts Bluff Rd.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3118)**

Meeting: 07/06/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3118

Residential Business-Theresa Freeman-324 Woodbridge Rd.

Residential Business application for 324 Woodbridge Rd., Map & Parcel 082R 011

Theresa Freeman has filed a Residential Business application for "T. Reichert Photography". The purpose of the business will be for photography and to specialize in Fine Art Maternity and Newborn to First Year pictures. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO.

Zoning is R-1

Staff recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: July 6, 2020

City Council Meeting Date: July 13, 2020

Agenda Item: Residential Business application for 324 Woodbridge Rd., Map & Parcel 082R 011

Background: Theresa Freeman has filed a Residential Business application for T. Reichert Photography. The purpose of the business will be for photography and to specialize in Fine Art Maternity and Newborn to First Year pictures. The applicant has been notified and agrees to the requirements of a Residential Business as noted in Article XI, Sec. 110.5 of KLADO.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2020-Residential Business-Theresa Freeman (3118 : Residential Business-Theresa Freeman-324 Woodbridge Rd.)



CITY OF KINGSLAND

APPLICATION FOR HOME OCCUPATION PERMIT

This application is based on the requirements of Section 110 of the KLADO and must be filed with the planning and Zoning Administrator at least 4 weeks before the Planning Commission meeting at which it will be heard. Your presence or that of your representative is encouraged at the Planning Commission public hearing.

APPLICANT: Theresa Freeman PHONE: 917 349 0064
 ADDRESS: 324 Woodbridge Road Kingsland, GA 31548
 FAX: N/A E-MAIL: treichertphotography@gmail.com

Type of use you are requesting:

☒ **Home Office:** (requires planning commission recommendation & city council approval. Permit is valid for as long as the Home Office is located at the address stated herein.)

☐ **Home Occupation:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

☒ **Residential Business:** (requires planning commission recommendation & city council approval. Renewal maybe required if complaints are filed.)

GROUP/BUSINESS YOU REPRESENT: T. Reichert Photography

STREET ADDRESS WHERE THIS USE IS TO BE LOCATED: N/A

TAX MAP & PARCEL NUMBER: 082 R 0 1 1 ZONING: R-1

OWNER OF SITE, IF NOT APPLICANT: _____

ADDRESS: 324 Woodbridge Road

CITY: Kingsland STATE: GA ZIP: 31548

PLEASE COMPLETE AND ATTACH THE REQUIRED AFFIDAVIT FOR THE PARTICULAR TYPE HOME OCCUPATION YOU ARE APPLYING FOR. (THIS WILL BE FURNISHED BY THE PLANNING & ZONING DEPARTMENT.)

ATTACH REQUIRED HOME OCCUPATION PERMIT FEE TO THIS APPLICATION:

HOME OFFICE	\$50.00
HOME OCCUPATION	\$50.00
RESIDENTIAL BUSINESS	\$50.00

I UNDERSTAND THAT I AND/OR THE GROUP I REPRESENT CARRY THE BURDEN OF PROVING THE NEED FOR THIS PERMIT. FURTHER, I/WE AM/ARE RESPONSIBLE FOR THE CONDITION OF THE SITE WHILE THE PERMIT IS IN EFFECT.

SIGNED: [Signature] DATE: 05/25/2020

CITY OF KINGSLAND
AFFIDAVIT FOR A RESIDENTIAL BUSINESS



APPLICANT: Theresa Freeman Butts
ADDRESS: 324 Woodbridge Road
CITY: Kingsland STATE: GA ZIP: 31548
PHONE: (917) 349 0064 FAX: () E-MAIL: treichertphotography@gmail.com
PROPOSED BUSINESS: Photography Studio LOCATION: Kingsland/Meadows
TAX PARCEL: 082 R011 ZONING: R-1

A Residential Business is a conditional use that can only be approved subject to the recommendation of the Planning Commission and approval by the City Council. The Planning Commission can recommend approval and the City Council can approve your application subject to it meeting the specific conditions listed below. Either, or both the Planning Commission and City Council may also add any reasonable conditions they deem necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

THE FOLLOWING ITEMS ARE REQUIRED TO FILE A RESIDENTIAL BUSINESS APPLICATION:

**PLAT OF PROPERTY
FLOOR PLAN AS REQUIRED BELOW
WRITTEN REPORT AS REQUIRED BELOW**

Residential Business are designed to be less restrictive than a Home Occupation in regard to access by the public, size, viability, number of employees and type of business. Residential businesses shall be subject to the conditions set forth below. The application shall bear the burden of providing conclusive evidence to the Planning Commission and City Council that these conditions have been met. The Planning Commission may recommend and the City Council may modify the conditions listed below to be more restrictive or place additional conditions which may also be more restrictive than the conditions listed below on any approval granted the application. If the residential business is approved, the applicant is responsible for the operation of the said residential business in conformance with these conditions. The applicant shall submit a written description of the proposed business demonstrating that the proposed business will comply with each of the conditions listed below. Additionally, the applicant will submit a floor plan showing the dimensions of the residence and showing the area with dimensions to be involved in the business.

DESCRIBE YOUR PROPOSED BUSINESS:

My photography service will specialize in Fine Art Maternity and Newborn to First Year portraiture. I have converted our home garage into a 2400 sq ft studio space with heating and cooling. The studio has its own private entrance separate from the main house. I will offer a safe, clean and dry space for pregnant women wishing to preserve the memory of their pregnancies and growing families. I provide a full service studio to give a higher end luxury service

Attachment: July 2020-Residential Business-Theresa Freeman (3118 : Residential Business-Theresa Freeman-324 Woodbridge Rd.)

DESCRIBE BELOW HOW THE PROPOSED BUSINESS WILL COMPLY WITH EACH OF THE FOLLOWING CONDITIONS: (ADDITIONAL PAGES MAY BE ATTACHED IF NECESSARY)

CONDITIONS:

If the applicant is not the owner of the property, a letter from the property owner must be attached to the application giving permission for the applicant to conduct a residential business in the premises. I am the owner

Home occupations shall not include the repair and/or maintenance of motor vehicles or boats, nor shall it allow manufacturing or any other use which will create noise, noxious odors, or any other hazard that may endanger the health, safety, or welfare of the neighborhood. N/A

The residential businesses shall not involve group instruction or group assembly on the premises, with the exception of "daycare centers" and "home parties" for products such as Tupperware, AmWay, Mary Kay Cosmetics, etc. Such "home parties" are to be limited to no more than one (1) "home party" per week. N/A

The occupation or profession must be conducted entirely within the dwelling. The studio has its own entrance, mirror, changing station (babies) and access to water

The dwelling must be the bona fide residence of the principal practitioner at the time of the application and the residential business shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license. We are the only owners of the dwelling

Residential businesses shall be limited to no more than thirty-five percent (35%) of the total heated floor area of the residence. The size of the residential business shall be specified at the time of the application.

I converted the garage which is approximately 400 sq ft of our almost 1,600 square ft home.

Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential development. When closing off the garage to put a studio door we kept the texture similar and will paint

The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property. The studio is completely closed off.

Only one employee in excess of family members residing on the premises shall be permitted. For uses where no customers or clients are coming to the site, the number of employees permitted at any one time may be increased to two. I am the only employee of T. Reichert photography.

Property on which the residential business is proposed must have frontage on a public road. We have a 4-car driveway in which clients will be able to park.

No outside storage or display shall be allowed. All props and wardrobe are stored inside for safety as well as hygiene.

Parking for customers/clients must be provided on site so as not to interfere with the neighboring property in any way, location of parking to be approved by the Planning Commission and City Council. Our driveway is utilized for client parking.

No more home occupation or residential business is allowed in a residence at one time. Only applying for this one

The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van, or a light truck (up to one ton). N/A

Any utility trailer needed for the orderly operation of the business must be specifically requested and approved by the Planning Commission and City Council. The request must include the proposed use and size of the trailer.

N/A

Pickups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axels and shall be restricted to no more than two pickups or deliveries per day. The pickups and deliveries are restricted to daylight hours only. N/A

No article or service shall be sold or offered for sale except as may be manufactured or assembled by members of the immediate family residing on the premises, or their employees. Manufactured items are limited to item manufactured within the home (crafts, clothing, etc.) or to the dwelling's garage (such as items made from wood.)

N/A

The Planning Commission and/or City Council may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties.

I understand

I HEREBY CERTIFY THAT I HAVE READ THE ABOVE CONDITIONS AND AGREE TO COMPLY WITH EACH REQUIREMENT AS LONG AS THE BUSINESS IS CONDUCTED AT THIS LOCATION.



SIGNATURE OF APPLICANT

5/27/2020

DATE



Overview



Legend

- Parcels
- Parcel Numbers
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels

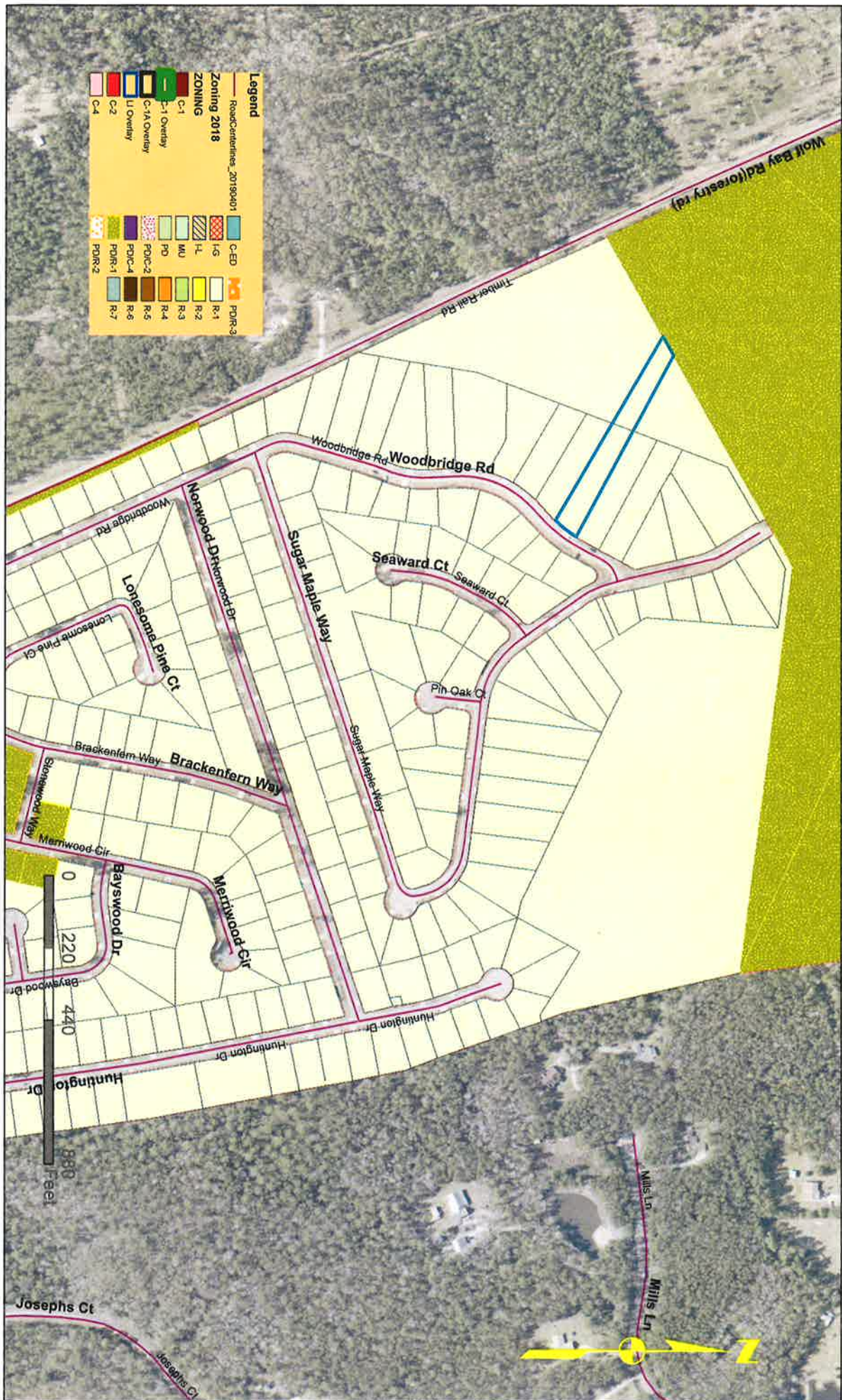
Parcel ID	082R 011	Owner	BUTTS ISAAC & THERESA M	Last 2 Sales			
Class Code	Residential		324 WOODBRIDGE ROAD	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	7/20/2018	0	NM	U
	KINGSLAND	Physical Address	324 WOODBRIDGE RD	7/20/2018	\$179000	FM	Q
Acres	n/a	Assessed Value	Value \$179000				

(Note: Not to be used on legal documents)

Date created: 6/2/2020

Last Data Uploaded: 6/2/2020 7:45:29 AM

Developed by Schneider
GEOSPATIAL





Overview



Legend

- Parcels
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
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- City Labels

Parcel ID	082R 011	Owner	BUTTS ISAAC & THERESA M	Last 2 Sales			
Class Code	Residential		324 WOODBRIDGE ROAD	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	7/20/2018	0	NM	U
	KINGSLAND	Physical Address	324 WOODBRIDGE RD	7/20/2018	\$179000	FM	Q
Acres	n/a	Assessed Value	Value \$179000				

(Note: Not to be used on legal documents)

Date created: 6/10/2020

Last Data Uploaded: 6/10/2020 7:43:57 AM

Developed by Schneider
GEOSPATIAL

Attachment: July 2020-Residential Business-Theresa Freeman (3118 : Residential Business-Theresa Freeman-324 Woodbridge Rd.)

**Planning and Zoning**

105 South Lee Street
Kingsland, GA 31548

SCHEDULED**AGENDA ITEM (ID # 3119)**

Meeting: 07/06/20 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 3119

Variance-Richard Tiedemann- 234 Creekwood Dr.

Variance for 234 Creekwood Dr. Map & Parcel 082G 018

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Zoning is R-1

Staff does not recommend approval of the variance request.



The City of Kingsland, GA
 107 South Lee Street
 P.O. Box 250
 Kingsland, GA 31548
 Ph: 912-729-5613
 Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 6, 2020

City Council Meeting Date: July 13, 2020

Agenda Item: Variance for 234 Creekwood Dr. Map & Parcel 082G 018

Background: The applicant, Richard Tiedemann is requesting a variance to Ordinance Appendix A, Article V, Sec. 58 Storage and parking of trailers and commercial vehicles, including boats. The purpose of the request is for the applicant to be able to park their boat and trailer in the front yard of the home. The topography and side setbacks of the lot prohibits the applicant from being able to store the boat in the side yard or back yard which is required under the current ordinance.

Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? No

Staff Recommendation: Staff does not recommend approval of the variance request.

Even though the applicant has established a hardship of not being able to park the boat and trailer on the side or back yard, if the boat and trailer are allowed to be stored in the front yard would only contribute to the clutter of vehicles and other items that are currently in the front yard of the property (see pics). There is no established driveway or concrete pad for the boat and from staff's observation of the property (see pics), it is apparent that the parking of and removal of the boat when being used has caused damage to the front yard and the ROW. There are several storage facilities or within Camden County that the camper could be stored.

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2020-Variance-Richard Tiedemann (3119 : Variance-Richard Tiedemann- 234 Creekwood Dr.)

APPLICATION FOR VARIANCE

Kingsland, Georgia

200184



Read Part A completely. Then answer each item in Part B. Please print or type. Do not write in Part C. The Building Inspector or Planning Director will help you, if necessary. You must file this application and all required materials with the Planning Director at least 26 days before the Planning Commission meeting at which it will be considered.

FEE: Residential - \$100.00, Commercial \$125.00

PART A---GENERAL INFORMATION

You are encouraged to read the appropriate sections of the Kingsland Land Development Ordinance as they pertain to zoning variances or subdivision variances. Since zoning variances are much more common and require a public hearing, they are the only ones described in the Kingsland Land Development Ordinance.

A variance is a "loosening" of the requirements of the Zoning Ordinance to relieve a hardship. A variance can only be granted because of a hardship beyond your control is being created by a dimensional requirement—that is, one dealing with distance, area, height, or some other dimension of your land or building. For example, you own a lot and wish to build a house on it. It is zoned "R-1, Single Family Residential", but it is too narrow to meet the building setback requirements. You are prevented, therefore, from building your house unless you get a variance from the Planning Commission that lets you build closer to your side property lines. Please note that a variance does not allow you to start a new use in a zoning district where it is presently not permitted. In other words, you could not put a grocery store in a residential neighborhood.

Once you have filed a complete application with the Planning and Development Director, he will advertise your request in the newspaper and send a letter to your neighbors. The Planning Commission will then hold a public hearing. At the meeting, you will tell the Planning Commission why you need the variance and your neighbors may ask questions and make comments. The Planning Commission will then make a recommendation to the City Council about the variance. The City Council will make final determination; generally the 2ND Monday of the month. The variance is valid for 1 year.

PART B---APPLICANT ONLY

1. This is an application asking the Kingsland Planning Commission to grant a variance from the requirements of Section(s) _____ of the Kingsland Land Development Ordinance.
2. Your Name Richard Tiedemann
 Phone 904-482-5768
 Address 234 Creekwood Dr.
3. Location of Property:
 Street 234 Creekwood Dr
 Parcel No. 082G 018 Lot No. _____
4. This land is zoned: ☒ R-1 () R-2 ☒ R-3 () R-4 () MH () PD () C-1 () C-2
 () C-3 () C-4 () I-L

5. Please describe the type of variance you need. (Example: Reduction of front yard setback from 35 feet to 13 feet):

N/A

6. All the following points must apply to your situation for the variance to be granted. Describe how you meet each "test":

A. Special conditions or circumstances over which I have no control affect my property.

Lot is small and I HAVE Limited Access to my Back yard to PARK my Boat.

B. Because of this situation, I do not have the same property rights as my neighbors or as other property owners in the same zoning district do.

N/A

C. The variance would not significantly defeat the purposes of any city plan, policy, ordinance, or regulation, nor would it interfere with my neighbors use of their property.

NO

D. This is the minimum variance which would relieve my hardship.

Boat sits out approx 10 Ft Past Front line of house.

7. In the case of a zoning variance, attach these to this application:

- A simple map showing the location of the property, its dimensions, location of existing and proposed structures, and the nearest public road.

8. Signed

Richard Yee

Date

6/8/2020

PART C---COMMUNITY PLANNING & DEVELOPMENT DIRECTOR ONLY

1. Date complete application filed 6/8/20
2. List of attachments: ☒ Simple map ☐ Final plat ☐ None
☐ Preliminary plat ☒ Other pics
3. Public hearing (If zoning variance):
Date Applicant notified: 6/15/20
Date hearing advertised: 6/18/20
Date hearing held: 7/6/20 & 7/13/20
4. Planning Commission ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

5. City Council ☐ Approved ☐ Denied: Conditions of approval or reasons for denial

6. Date Applicant notified of final action: _____

To Whom it may Concern .

6/8/20

I am asking for a Variance on my Property
located at 234 Creekwood Dr. Kingsland Crs
As I can not get my boat in the
Back yard. There is not enough Room
between my yard (House) neighbors fence's.
And a large Pine tree.

Thank you .

Richard Tiedemann



Overview



Legend

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- City Labels

Parcel ID	082G 018	Owner	TIEDEMANN RICHARD	Last 2 Sales			
Class Code	Residential		234 CREEKWOOD DRIVE	Date	Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND GA 31548	11/16/2001	0	FY	U
	KINGSLAND	Physical Address	234 CREEKWOOD AVE	11/16/2001	\$85500	FM	Q
Acres	n/a	Assessed Value	Value \$128568				

(Note: Not to be used on legal documents)

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